



KEY FEATURES

- Versatile building located in Stratford Executive Park
- Ideal for Medical Office / General Office
- ±61 Parking Spaces
- Upper level can be subdivided – ±4,733 SF
- Convenient access to I-40, Silas Creek Parkway, and Forsyth Medical Center
- Sale: 2,300,000
- Lease: \$16.00 PSF Upper Level | \$8.00 PSF Lower Level

LEARN MORE ABOUT THIS PROPERTY

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±20,766 SF MEDICAL / OFFICE BUILDING

FOR SALE OR LEASE

STRATFORD EXECUTIVE PARK

130 Charlois Boulevard

Winston Salem, NC 27103

130 Charlois Boulevard is a ±20,766 SF 2-story, multi-tenant office building situated on ±1.3 acres within Stratford Executive Park with excellent access to I-40, Business 40, Silas Creek Parkway, and Forsyth Medical Center. The property was built in 1983 and is zoned GO.

The building is ideal for a medical office or continuing to be a multi-tenant building. The property consists of ±10,321 SF on the upper level and ±10,445 SF on the lower level, both with on grade access. The building also provides ample parking with 61 free surface spaces available.

Currently, there is ±4,733 SF available on the upper level.



STRATFORD EXECUTIVE PARK

LOCATION - 130 CHARLOIS BOULEVARD

City	Winston-Salem	Zip	27103	County	Forsyth
Zoning	GO	Acres±	1.3	Year Built	1983

PROPERTY DETAILS

Property Type	Office / Medical	Total SF±	20,766	Available SF±	4,733 - 20,766
Floors	2	Elevator	No	Restrooms	4
Ceiling Height±	9'	Parking±	61 Spaces	Flooring	Carpet, Vinyl Tile
Roof	Rubber Membrane	Building Exterior	Brick	Sprinklers	No

UTILITIES

Electrical	Duke Energy	Sewer	City of Winston-Salem	Heat	HVAC
Water	City of Winston-Salem	Air	HVAC	Gas	PNG

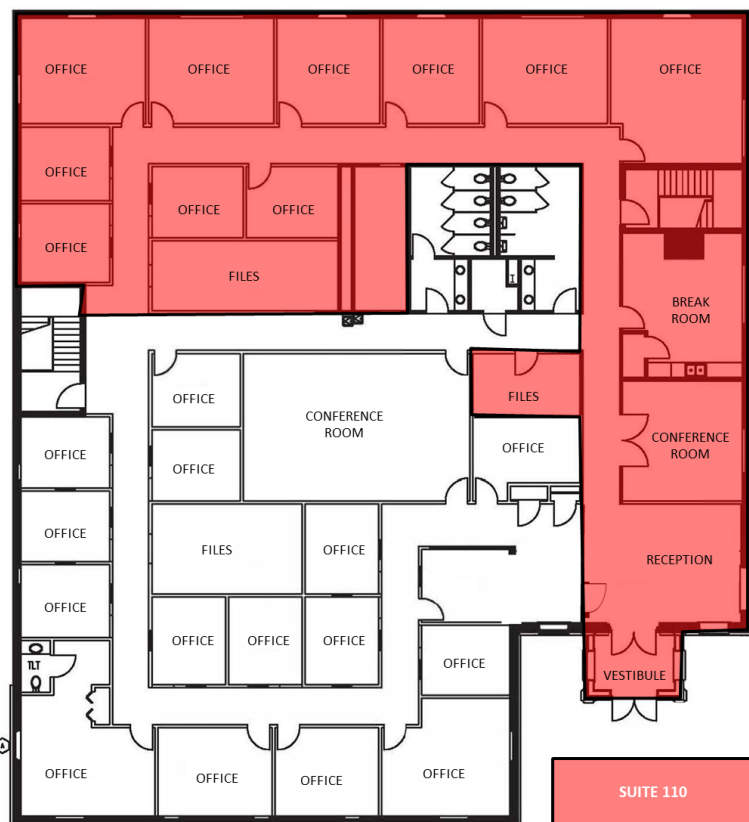
PRICING AND TERMS

For Sale	\$2,300,000	Sale Price PSF	\$110.75	Lease Rate (Full Service)	\$16 PSF - Upper Level \$8 PSF - Lower Level
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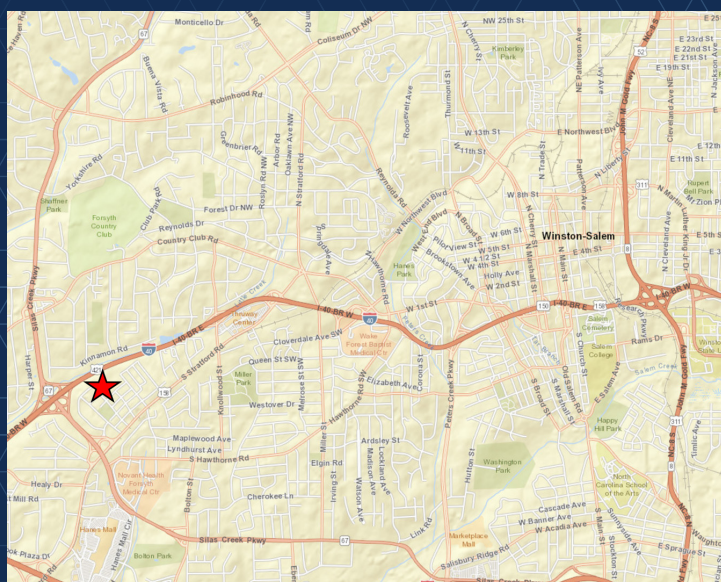
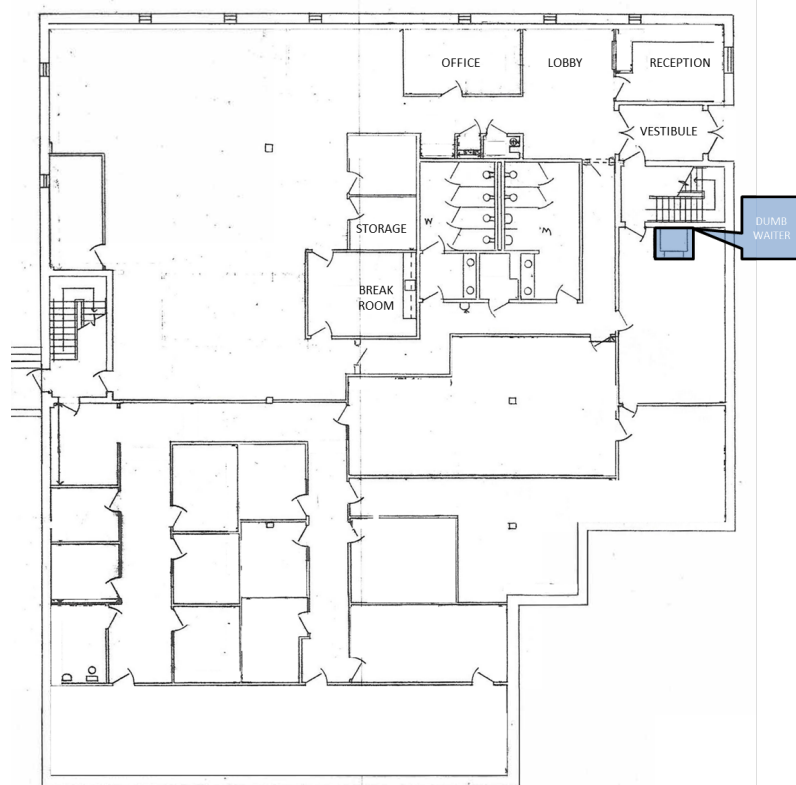
±20,766 SF MEDICAL / OFFICE BUILDING

FOR SALE OR LEASE

130 Charlois Boulevard
Main Floor Plan | Suite 110 Highlighted (±4,733 SF)



130 Charlois Boulevard
Bottom Floor Layout



LOCATION FEATURES

- Located in Stratford Executive Park
- Convenient access to I-40, Business 40, and Silas Creek Parkway
- Proximity to Forsyth Medical Center